Karen Johnson Davidson County
Batch# 712029 DEEDWARR
09/08/2021 03:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,339.40
20210908-0120522

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-4184

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of August, 2021

Notary Public

Commission Expires: 05/08/2023

STEVIE FRIESTH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 05-08-23

Address of New Owner	Send Tax Bills To:	Map & Parcel
BAF 3, LLC 5001 Plaza on the Lake, #200 Austin, TX 78746 Ph: (512) 851-8911	BAF 3, LLC 5001 Plaza on the Lake, #200 Austin, TX 78746 Ph: (512)851-8911	098-02-0-041.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Robert C. Mitchell, III, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BAF 3, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Subdivision Plan of Roxborough East, Phase II-A of record in Plat Book 7900, Page 390, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert C. Mitchell, III by Warranty deed from Nora Lee Edwards Fasig, unmarried of record in Instrument No. 20051004-0119255 Register's Office for Davidson County, Tennessee, dated September 30, 2005 and recorded on October 04, 2005. (Value of consideration shown in aforementioned deed $149,900.00.)

Sharon Mitchell, with the consent of the grantor Robert C. Mitchel, III, joins in the execution of this instrument, to convey her marital interest, if any, in said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) Taxes for the year 2021 taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein and every year thereafter; (2) Subject to all matters shown on the Plan of record in Plat Book 7900, Page 390, Register's Office for Davidson County, Tennessee; (3) Restrictions of record in Book 8727, Page 739, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 5300 Roxborough Pass, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6 day of August, 2021.

Robert C. Mitchell, III

Sharon Mitchell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert C. Mitchell, III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 6 day of August, 2021.

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires:

State of Tennessee County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sharon Mitchell** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 6 day of August, 2021.



Notary Public
My Commission Expires:

Tennessee Certification of Electronic Document

I, Taylor Hutson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 6, 2021 (date of document).

Affiant Signature

9/3/2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 3 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/13/22

NOTARY'S SEAL

CASSANDRA TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
MY COMM. EXP. 03-13-22